

**Honorable City Planning Commission
Cincinnati, Ohio**

April 7, 2006

SUBJECT: An ordinance authorizing the City Manager to enter into a Lease Agreement with Frisch Ohio, Inc. for property on Central Parkway not needed for any municipal purpose during the term of the lease.

City Council, at its session on Wednesday, March 15, 2006, referred this ordinance to the City Planning Commission for review and report.

BACKGROUND / DISCUSSION

The City of Cincinnati (City) owns all non right-of-way property along Central Parkway. This property is under control of the Board of Park Commissioners. Frisch Ohio, Inc. (Frisch) owns and operates a restaurant at 3226 Central Parkway in Clifton, and it recently discovered the signage for this facility is located on city-owned land. Frisch has submitted a request to lease the Central Parkway property adjacent to 3226 Central Parkway from the City in order to maintain the existing signage and a lighted landscaped entrance/exit to the restaurant.

Real Estate Services established the fair market value of the Central Parkway property at \$2,200. It will be leased to Frisch for \$1.00 a year since the company will be responsible for maintaining the land in a manner acceptable to the Cincinnati Park Board.

The proposed lease will not result in any adverse effect on Central Parkway, the property under consideration, or the surrounding neighborhood. The signage conforms to the CC-A (Commercial Community – Auto) District zoning, and Frisch received the appropriate permits for its installation in 2005.

RECOMMENDATION

The Department of Community Development & Planning staff recommends the City Planning Commission authorize the City Manager to enter into a Lease Agreement with Frisch Ohio, Inc. for non right-of-way property on Central Parkway not needed for any municipal purpose during the term of the lease.

APPROVED:

Respectfully Submitted,

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